



SITE DESIGN ASSOCIATES, INC.

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December 26, 2012

Lakeside Fire Protection District
5510 Overland Avenue, Ste. 250
San Diego, CA 92123

Subject: Fire Protection Plan-Short Form for East County Sand, LLC,
MUP 09-16 / RP 09-001
12101 Highway 67, Lakeside, CA
APN 375-041-12, -28, -29, -36; 375-100-09, -20, -24, -29, -41, -42

This letter is written in response to a request from the County of San Diego DPLU for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86, to address:

- Location
- Topography
- Geology
- Flammable Vegetation and
- Climate

along with the following fire-related issues:

1. Water Supply
2. Fire Access
3. Building fire resistance and ignition
4. Fire Protection Systems
5. Fire Protection Equipment
6. Defensible Space
7. Vegetation Management
8. Fire Behavior Model

Background Information

The proposed project is a sand extraction and reclamation plan on a net 26.2 acres consisting of ten existing parcels ranging from 0.81 gross acres to 8.51 gross acres. There is an existing commercial steel building on 375-100-09 that is proposed to remain and is excluded from the MUP boundary. The project is located in the Lakeside Community Planning Area. The project is located on the east side of Highway 67 approximately 0.34 miles south of Vigilante Road.

Access will be provided by existing and proposed driveways from Highway 67 and Moreno Ave. Water will be provided by existing on-site wells and/or Lakeside Water District and fire protection is provided by the Lakeside Fire Protection District.

The project latitude-longitude coordinates are 32° 53' 52.5" N, 116° 55' 59.7" W. The project site is a relatively flat to a gently sloping site. The existing elevations range from about 429 feet Mean Sea Level (MSL) at the southern side of the site to about 450 feet MSL at the northwesterly corner of the site. Slaughterhouse Creek and San Vicente Creek bisect the property running from north to south.

Land uses to the north of the project site along Moreno Avenue and Vigilante Road consist of sand mining, industrial and construction related uses, and a green waste recycling facility. San Vicente Reservoir dam is located at the end of Moreno Avenue approximately one mile to the north/northeast of the project site. A rock quarry and blasting contracting business are located near the intersection of Vigilante Road and Highway 67. Land uses to the west of Highway 67, opposite the project site, consist of a rural residential area along Johnson Lake Road. The area south of the project site between Highway 67 and Moreno Avenue contains a bottled water company, scattered single-family homes, interspersed with various industrial and commercial activities.

The eastern portion of the site that is proposed for development is composed of disturbed habitat and non-native vegetation. A portion of the site to be preserved in open space is along the existing creek where there is riparian habitat. The west portion of the site is also disturbed habitat and non-native grass lands.

1. **Water Supply.** Water is provided by the Lakeside Water District.
 - a. The developer shall provide a minimum of 10,000 gallon fire fighting water storage tank and approved fire department connection in an approved location adjacent to all existing structures and buildings on the proposed project site. Firefighting water storage tanks and fire department connections shall be subject to individual and specific plan approval by the District.
2. **Fire Access Roads.**
 - Location:**
 - a. Fire access is provided to all parcels from the existing and proposed driveways.
 - Dead-ends:**
 - a. All dead-end Fire Apparatus Access Roads exceeding in 150 in length shall be provided with approved provisions for turning around of fire apparatus.
 - Width:**
 - a. The proposed driveways are to be a graded width of 24 feet of all-weather surface suitable for travel by a 75,000 lb. fire apparatus.

Grade:

- a. Grades will be generally less than 5% on the proposed driveway access.

Surface:

- a. Highway 67 and Moreno Avenue are currently improved with Asphaltic Concrete.

Maintenance:

- a. The ultimate responsibility for conformance regarding on-going maintenance of the proposed driveways lies with the landowners as identified on the County Tax Assessor records. Maintenance will be funded by the property owner and monitored by the Lakeside Fire Protection District. Failure to maintain in compliance with the fire code subjects owners to potential fines and enforced abatement by the District or the County, with charges, including administrative costs and penalties, lien against the property.
3. **Building Ignition resistance 1 and Ignition resistance 2:** No buildings are proposed as a part of this project.
 4. **Fire Protection Systems:** No buildings are proposed as a part of this project.
 5. **Fire Protection Equipment:** (e.g. extinguishers) although portable fire extinguishers are recommended, none are required for this project.
 6. **Defensible Space:**
 - a. Within the proposed project site, all natural vegetation (native and invasive) shall be cleared 100 feet around all existing structures and buildings. This 100 foot Fuel Modification Zone shall be maintained in perpetuity. The project developer shall provide a minimum 50 foot wide Fuel Modification zone along each perimeter property line of the project site and a thirty (30) foot wide Fuel Modification Zone along all established and proposed roads and Fire Apparatus Access Roads. The perimeter and road site Fuel Modification Zone shall be maintained in perpetuity.
 7. **Vegetation Management:** Prescribed Defensible Open Space will be maintained on at least an annual basis or more often as needed. Planting within this region must be from an approved fire resistance planting materials list (list maintained by County of San Diego). Individual property owners are responsible for maintaining their own parcel in compliance with fire codes. Maintenance will be funded by the property owner and monitored by the Lakeside Fire Protection District. Failure to maintain in compliance

with fire codes subjects owners to potential fines, and enforcement abatement by the fire agency or the County, with charges, including administrative costs and penalties, lien against the property.

8. **Fire Behavior Computer Modeling:** A Computer Fire Behavior Model not required for this project.

Respectfully submitted,

Site Design Associates, Inc.



Kenneth Discenza, PE
RCE 29930
Expires 6/30/13



East County Sand, LLC

Mike Shaw,
Manager